

## "EXHIBIT B"

OPTION

I, Katherine L Cramer (hereinafter called Seller) individually and as Trustee under the Will of James H Cramer, deceased, for and in consideration of the sum of Five dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, do hereby give and grant to Harold E Schaden (hereinafter called the Option Purchaser) the exclusive right of purchasing the following described property:

That part of "Rose Hill Manor Farm" containing 9.47+ acres, which 9.47+ acres consists of 2+ acres in right of ways and 7.47+ acres free of easements, and which 9.47+ acres is bounded on the one side by Freeway U S Route #15, and bounded on one side by Motter Avenue and the extension thereof, and abutting on one side the Fort Detrick Utilities right of way and the Potomac Edison Company high tension lines right of way, and further identified on Plat of a Portion of Rose Hill Manor prepared by Frank W Rothenhoefer, Civil Engineer and Surveyor, dated April 30, 1960, and numbered 600-406, which plat is attached hereto.

Being part of that real estate which was conveyed by Noah E Cramer and wife to James H Cramer, Katherine R Winebrener and Ella K Cramer by deed dated October 5, 1927, and recorded in Liber No. 374, folio 146, one of the Land Records of Frederick County; the said Ella K Cramer having conveyed her interest therein to James H Cramer and Katherine R Winebrener by deed dated December 27, 1941, and recorded in Liber No. 433, folio 145, one of the Land Records of Frederick County; the said Katherine R Winebrener and husband having conveyed her interest therein to James H Cramer by deed dated January 3, 1945, and recorded in Liber No. 449, folio 420, one of the Land Records of Frederick County; and the said James H Cramer by his Last Will and Testament recorded in Liber H D R No. 3, folio 194, one of the Will Records of Frederick County, Maryland, having devised an undivided one-half interest in the said real estate to the Seller individually and the other undivided one-half interest to the Seller as Trustee for the benefit of Alice K Cramer (now Alice Cramer Bohman).

The price to be paid by the Option Purchaser to the Seller for the above mentioned real estate is Ten thousand dollars (\$10,000.00).

The Option Purchaser may exercise this option on or before JUNE 15, 1961, by delivering to the Seller notice in writing of his intention to